



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

APRIL 20, 2006

PRESENT: Kennett, Fruit, Martin, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Marlatt, Assistant Planner (AP) Phillips

REGULAR MEETING

Chairman Martin called the meeting to order at 7:00 pm.

DECLARATION OF POSTING OF AGENDA

Senior Planner Marlatt certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

MINUTES: April 6, 2006

BOARD MEMBERS FRUIT/KENNETT MOTIONED TO APPROVE THE MINUTES OF THE APRIL 6, 2006 MEETING. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

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SUBCOMMITTEE:

NO COMMENTS WERE GIVEN BY THE BOARD.

PUBLIC HEARING:

BOARD MEMBER KENNETT STEPPED DOWN FOR THIS ITEM

- 1) **SITE REVIEW, SR-05-19: MONTEREY-MALECH:** A request for site and landscape plan approval for a reconfigured rear parking area for commercial buildings along the east side of Monterey Rd between El Toro St. and Central Ave. The site is approximately .4 acres in size and is zoned CG (General Commercial) with a land use designation of Non-Retail Commercial. (APN: 726-24-015, & 726-24-016)

BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING MODIFICATION:

- Added a condition to Section 3: Final building plans shall show the loading/disembark area on the north side of handicapped space #24 as having access to the walkway from in front of the vehicle parking space.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES:	FRUIT, MARTIN, PYLE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	KENNETT

- 2) **SITE REVIEW, SR-06-04: CONDIT-T-MOBILE:** A request for architectural and plan approval for the construction of a screen wall to enclose equipment for associated approved wireless antennas on the roof top of the Holiday Inn Express located at 17035 Condit Rd. The site is zoned PUD, (Planned Unit Development) HC (Highway Commercial). (APN 728-17-020).

BOARD MEMBERS KENNETT/FRUIT MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING MODIFICATIONS:

- Added a condition requiring final building plans to indicate that the antennas on the building tower will be inset into the wall as shown on Detail A7.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES:	FRUIT, KENNETT, MARTIN, PYLE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

DISCUSSION:

- 3) **PRELIMINARY SITE REVIEW, SR-06-05: LAUREL-TRADER JOE'S:** A request for preliminary review and comment on proposed site, architectural and landscape plans for a 13,520 sq. ft. specialty grocery store proposed for a vacant 2.59 ac. parcel northerly of the Walnut Grove Drive/Laurel Road intersection to be located within the CG (General Commercial) zoning district. (APN 726-43-06)

Board members generally supported the overall design and site plan. It was requested that the plans returning to the ARB for final approval include the following:

- Additional architectural details be provided such as for signage, brackets, and parking lot lighting (Craftsman-style fixtures should be considered).
- The base of the parking lot light standards to be brick.
- Use of trellises above the recessed bays on the east side of the south elevation similar to the trellis work on the west side of that elevation.
- Substitute the scarlet oak with another variety of oak.

BOARD MEMBER KENNETT STEPPED DOWN FOR THIS ITEM

- 4) **PRELIMINARY SITE REVIEW, SR-06-03: FOOTHILL-THE INSTITUTE:** A request for preliminary review and comment on proposed site, architectural and landscape plans for an approximately 167,500 sq. ft. mathematics conference center with a 34,385 square foot underground parking garage containing 76 spaces and a 185 space parking lot (replacing a 121 space parking lot) on a parcel of approximately 54 acres located at 14830 Foothill Avenue. The proposed development is located within the Planned Unit Development zoning district. (APN 825-30-07)

Board members generally supported the overall design, including the building height. It was agreed that staff would look into whether the parking lot island requirement could be varied with the PUD. It was requested that the plans returning to the ARB for final approval include the following:

- If the parking lot island requirement can be varied, the applicant explore other ways to break up the parking lot such as with a large planter in the center of the lot.
- The parking lot should include pedestrian walkways to the building.
- The parking lot design incorporate an alternative surface, such as interlocking pavers.
- Show building details to the extent feasible. Since this is a replica building, the applicant may include photos showing examples of architectural details.

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ANNOUNCEMENTS:

SP Marlatt announced that there were no items scheduled for the May 4th meeting, so it will be cancelled.

SP Marlatt announced that the City is pursuing grant funding for the 3rd Street Promenade project and has retained David Gates and Associates to prepare conceptual plans. City staff is in the process of putting together a stakeholders group/steering committee and would like to include one or two members from the ARB. Board member Fruit agreed to participate as the ARB representative.

ADJOURNMENT: Chairman Martin adjourned the meeting at 8:35 p.m.

MINUTES PREPARED BY:

ERIC MARLATT
Meeting Coordinator